

Oatlands Historic District
Carter Barn
U. S. Rt. 15
Leesburg vicinity
Loudoun County
Virginia

HABS No. VA-949-F

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VA,
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PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Reduced Copies of Measured Drawings

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D. C. 20240

HISTORIC AMERICAN BUILDINGS SURVEY

OATLANDS HISTORIC DISTRICT, CARTER BARN HABS No. VA-949-F

Location: U.S. Route 15, Leesburg vicinity, Loudoun County, Virginia

Present Owner: The National Trust for Historic Preservation
1785 Massachusetts Avenue, NW
Washington, D.C. 20036

Present Use: Unoccupied; limited storage

Significance: The Carter Barn is an excellent example of a strictly utilitarian farm structure, skillfully utilizing a hilly site and native materials.

ARCHITECTURAL INFORMATION

A. General Statement:

1. Architecturally character: The Carter Barn is an excellent and significant example of a strictly utilitarian farm structure. The structural integrity of system and materials is a direct response to the function and the hill-side site. The wedge-shaped, battered stone walls at the lowest level are formed not only as a retaining wall but also as a chute for corn dropped from grade at the highest level.
2. Condition of fabric: The structure is in fair to good repair. Masonry and heavy timbers are for the most part sound, although the wood flooring and trim are deteriorating.

B. Description of Exterior:

1. Overall dimensions: The barn measures 65'-6" x 21'-6", excluding the dairy barn, which was added by Mr. and Mrs. William Corcoran Eustis in the 20th century. The latter is not included in this report.
2. Number of bays: There are four bays under the main roof, and an additional stone lean-to on the north.
3. Number of stories: There are three stories at the bottom of the hill on the east, and, at the top of the hill on the west, only one story.
4. Foundations: The foundation is rubble stone, relatively level on the east and stepped on the west.
5. Wall construction, finish, color: The exterior red brick bearing walls on the east and west are set in common bond with headers every sixth course. The lean-to and the north and south walls are rubble stone.

6. Structural system, framing: Bearing walls on the interior are brought up to the plane of the third floor, where structural timber posts are used to support the exposed roof framing. Roof rafters, 2' on center, are framed into outlookers, beveled to rest on them. The method of connection is not discernable. The outlookers span 2'-4" between the west wall and a doubled longitudinal girder, framing into the latter with mortise, tenon, and wedges. Outlookers on the east span 4'-4" between the brick wall and 8" x 8" posts, with similar mortise, tenon and wedge connections, to the post. Wood flooring is supported on 3" x 8" joists, 1'-6", 2' on center.
7. Porches, stoops, bulkheads: Exterior wood steps lead from the lowest grade on the east to a small wooden porch at the second, or intermediate, level.
8. Chimneys: There is a small brick chimney on the south end.
9. Openings:
 - a. Doorways and doors: The major openings on the east wall at the lowest level are four arched brick doors which contain arched wooden gates. These gates are beaded, vertical, tongue-and-groove boards, solid at the bottom, but spaced for ventilation at the top. On the west wall, at the highest elevation, are four rectangular openings, three of which have heavy timber lintels. The remaining lintel is a flat radiating brick arch. Sills are solid stone blocks. Doors are either vertical flush boards or vertical, beaded tongue-and-groove boards. At the second level on the east there is a rectangular opening with a flat radiating brick arch lintel at the porch. The door is composed of vertical boards. In the east wall of the lean-to is a vertical, V-joint, wooden door set in a simple frame in the stone wall.
 - b. Windows: Typical windows are beaded tongue-and-groove shutters. Exceptions are the three side-hinged, in-swinging windows with six lights, (8-1/2" x 14-1/2"), in the south bay at the top level. Lintels are flat radiating brick arches.
 - c. Roof: Shape, covering: The galbed roof of the barn and shed roof of the lean-to are covered with sheet metal with standing seams.
 - d. Cornice, eaves: Four corbeled brick courses form the cornice on the east and west walls. Flat boards trim the gables and the top of the stone lean-to walls.

C. Description of Interior:

1. Floor plans: Although there is only one level expressed on the west elevation, there are actually three floors, aligned vertically and cut into the hillside. At the lowest level on the east, there are four unconnected rooms in a line, each with arched openings on the east wall, used as stables for small animals. The lean-to, also opening at this level, was probably for poultry. The west walls are wedge-shaped and battered. At the intermediate level (the second floor) there is a longitudinal passageway along the east wall. Access from the exterior to this passageway is a doorway to the exterior porch at the second bay from the south. Opposite this doorway is a semi-enclosed stairway to the third or top level. There are no partitions on the west side of the passageway; instead there are wooden railings with slotted posts for sliding rails. The flooring in each bay, except where the stairs are, is cut to form triangular openings near the apex of the wedge-shaped stone walls. Instead of the stone wall between the third and fourth bays from the south, wooden posts and vertical slats are used.

The top level, or third floor, is reached internally by the winder stairs which terminate at an exterior door on the west wall, at grade. Three risers at the east end of this bay lead to a longitudinal passage along the east wall, similar to that on the intermediate level. A doorway in a wooden partition at the south end of the passage leads to a small room in the southernmost bay. A wooden partition separates this room on the west from the open well behind it in this bay. The third and fourth bays from the south are open wells to the second floor, and are enclosed only by vertical slat walls.

2. Stairways: A winder stair in the northwest corner of the second bay from the south between the second and third levels, is enclosed by the interior stone bearing wall on the north, and by a wooden partition on the south.
3. Flooring: The floor at the lowest (stable) level is earth. Floors at the other levels are wood.
4. Wall and ceiling finish: Walls are brick or a combination of brick and rubble stone, except for the wooden or slatted wooden partitions mentioned above. Ceilings are the exposed joists and decks of the floor above.
5. Doorways and doors: The two interior doors are composed of vertical boards.

6. Mechanical equipment: There is no mechanical equipment, plumbing or electricity. There is a flue in the south wall of the south bay.

D. Site:

1. General setting and orientation: The barn is situated south and east of the main house, beyond the brick walls of the terraced garden. There is a grassy knoll with trees and flower beds between the west wall of the barn and the brick garden wall with its wooden gate. Down the slope at the lean-to a rail fence extends northward to the stone wall below the gardens. Between this fence and a similar one to the east is a gravel road which begins north of the main house, and skirts the servants' quarters and garden wall to pass along the east side of the barn into a large utility court. This court is south of the modern dairy barn added in the twentieth century. Beyond the road to the east are cleared fields and low hills.
2. Outbuildings: There are several modern utility buildings which form the west edge of the utility court. These are terminated on the south by what appears to be a much older, open shed.

PROJECT INFORMATION

This project was undertaken through joint efforts and financing between HABS and the National Trust. Of particular value was the advice and cooperation of E. Blaine Cliver, Historical Architect, and Thomas M. Slade, Architectural Historian, both of the National Trust. This report was prepared by Woodrow W. Wilkins, A.I.A., Supervisory Architect, HABS Oatlands project, during the summer of 1973.